

**CITY OF ROUND ROCK, TEXAS,
PLANNING AND ZONING COMMISSION
WEDNESDAY, JULY 13, 2005, AT 7:00 P.M.
CITY COUNCIL CHAMBERS
221 EAST MAIN STREET, ROUND ROCK, TEXAS, 78664**

MEMBERS

AL KOSIK, CHAIRMAN
PETER DRAPES, VICE CHAIRMAN
SANDY ARNOLD
DALE AUSTIN
RUSS BOLES
DAVID PAVLISKA
LARRY QUICK
RAY THIBODAUX
BETTY WEEKS

AGENDA

- 1. CALL TO ORDER: 7:00 PM**
- 2. ROLL CALL**
- 3. APPROVAL OF THE JUNE 1, 2005, REGULAR MEETING MINUTES**
- 4. CONSENT AGENDA**
 - 4.A. Consider the Preliminary Plat of Lisa Rae Drive Subdivision, application # 2005-003-PP.
 - 4.B. Consider the Preliminary Plat of Ray Berglund Boulevard Subdivision application # 2005-004-PP.
 - 4.C. Consider the Revised Preliminary Plat of Chandler Road Retail Subdivision, application # 2005-021-PP.
 - 4.D. Consider the First Limited Addition Final Plat , Vacation, application # 2005-002-V
 - 4.E. Consider the Old Settler's Center Final Plat, application # 2005-029-FP.
 - 4.F. Consider the Revised Preliminary Plat of CPG Partners Commercial Tract, application # 2005-015-PP.
 - 4.G. Consider the Final Plat of CPG Commercial Tract, Section Seven, application # 2005-032-FP.
 - 4.H. Consider the Revised Preliminary Plat of Randall's Town Centre, Lots 1-5, Block A, and Lots 1-2, Block B, application # 2005-013-PP.
 - 4.I. Consider the Preliminary Plat of Hoppe Center, application # 2005-016-PP.
 - 4.J. Consider the Preliminary Plat of Mayfield Ranch Enclave, application # 2005-012-PP.
 - 4.K. Consider the Final Plat of Behrens Ranch Phase D, Section 3B, application # 2005-012-FP.

- 4.L. Consider the Final Plat of Behrens Ranch Phase D, Section 5, application # 2005-009-FP.
- 4.M. Consider the Preliminary Plat of East Chandler Retail Center, application # 2005-014-PP.
- 4.N. Consider the Extension of the Replat of Amended Sam Bass 7, Lot 1, Block A, application # 2004-067-FP.
- 4.O. Consider the Removal of a Condition to the Approved Revised Preliminary Plat of Walsh Ranch, application # 2005-002-PP.
- 4.P. Consider the Final Plat of Palm Creek Center, Section One, application # 2005-028-FP.

5. TABLED ITEMS NOT REQUIRING A PUBLIC HEARING

- 5.A. Consider the Paloma Lake Concept Plan, application # 2005-005-CP.
The applicant has requested that this item be tabled until the August 17, 2005 meeting.
- 5.B. Consider the Sienna Hills Concept Plan, application # 2005-004-CP.
The applicant has requested that this item be tabled until the August 17, 2005 meeting.
- 5.C. Consider the Brushy Creek Wastewater Treatment Plant Final Plat, application # 2004-069-FP.
The applicant has requested that this item be tabled until the August 17, 2005 meeting.

6. ADDITIONAL PLATS

- 6.A. Consider the Preliminary Plat of Joyce Lane Subdivision, application # 2005-001-PP.
- 6.B. Consider the Final Plat of Chandler Road Retail Subdivision, Section One, application # 2005-034-FP.
- 6.C. Consider the Final Plat of Chandler Road Retail Subdivision, Section Two, application # 2005-031-FP.
- 6.D. Consider the Final Plat of Scott & White Subdivision, Section One, application # 2005-030-FP.
- 6.E. Consider the Final Plat of CPG Commercial Tract, Section One, application # 2005-033-FP.

7. ZONING AND PLATTING: PUBLIC HEARING/DISPOSITION

- 7.A. Consider public testimony regarding the application filed by Sycamore Trails, LTD., to rezone 32.332 acres of land, more or less, out of the P.A. Holder Survey, Abstract # 297, in Williamson County, Texas, from MF (Multifamily) District to SF-2 (Single Family-Standard Lot) District, application # 2005-014-ZC.

- 7.B. ***Consider a recommendation to rezone 32.332 acres of land from MF (Multifamily) District to SF-2 (Single Family-Standard Lot) District, application # 2005-014-ZC.***
- 7.C. Consider public testimony regarding the application filed by Sycamore Trails, LTD., for approval of the Ashton Oaks Section Two, Concept Plan, application # 2005-006-CP.
- 7.D. ***Consider a recommendation for approval of the Ashton Oaks Section Two, Concept Plan, application # 2005-006-CP.***
- 7.E. Consider public testimony regarding the application filed by Hoppe Properties, LTD., to rezone 2.05 acres of land, more or less out of the David Curry Survey, Abstract # 130 Williamson County, Texas, from LI (Light Industrial) District to PUD # 63 (Planned Unit Development) District, application # 2005-015-ZC.
- 7.F. ***Consider a recommendation to rezone 2.05 acres of land from LI (Light Industrial) District to PUD # 63 (Planned Unit Development) District, application #2005-015-ZC.***
- 7.G. Consider public testimony regarding the proposed amendment to the General Plan to modify the Future Land Use Map with regard to the IH-35 corridor.
- 7.H. ***Consider a recommendation regarding the proposed amendment to the General Plan to modify the Future Land Use Map with regard to the IH-35 corridor.***
- 7.I. Consider public testimony regarding the proposed amendment to add MU-1a (Mixed-Use Southwest Downtown) District to Chapter 11, Zoning, City of Round Rock Code of Ordinances, 1995 Edition.
- 7.J. ***Consider a recommendation regarding the proposed amendment to add MU-1a (Mixed-Use Southwest Downtown) District to Chapter 11, Zoning, City of Round Rock Code of Ordinances, 1995 Edition.***
- 7.K. Consider public testimony regarding the application filed by the City of Round Rock to rezone Block 1, Original City of Round Rock Plat from LI (Light Industrial) District to MU-1a (Mixed-Use Southwest Downtown) District; Block 2, Block 6, Block 7, Block 8, Block 24, Block 25, Block 26, Block 31, Original City of Round Rock Plat from C-1 (General Commercial) District to MU-1a (Mixed-Use Southwest Downtown) District; Block 5, Original City of Round Rock Plat from SF-2 (Single Family-Standard Lot) District and C-2 (Local Commercial) District to MU-1a (Mixed-Use Southwest Downtown) District; Block A, Olsen Subdivision from C-1 (General Commercial) District to MU-1a (Mixed-Use Southwest Downtown) District; and Block 27, Original City of Round Rock Plat from SF-2 (Single Family-Standard Lot) District to MU-1a (Mixed-Use Southwest Downtown) District.
- 7.L. ***Consider a recommendation regarding the application to rezone Block 1, Original City of Round Rock Plat from LI (Light Industrial) District to MU-1a (Mixed-Use Southwest Downtown) District; Block 2, Block 6, Block 7, Block 8, Block 24, Block 25, Block 26, Block 31, Original City of Round Rock Plat from C-1 (General Commercial) District to MU-1a (Mixed-Use Southwest Downtown) District; Block 5, Original City of Round Rock Plat from SF-2 (Single Family-Standard Lot) District and C-2 (Local Commercial) District to MU-1a (Mixed-Use Southwest Downtown) District; Block A, Olsen Subdivision from C-1 (General Commercial) District to MU-***

- 1a (Mixed-Use Southwest Downtown) District; and Block 27, Original City of Round Rock Plat from SF-2 (Single Family-Standard Lot) District to MU-1a (Mixed-Use Southwest Downtown) District.***
- 7.M. Consider public testimony regarding the application filed by the City of Round Rock to rezone 0.641 acres of land and 2.36 acres of land more or less out of the Harris Survey, Abstract # 298, Williamson County, Texas, from SF-2 (Single Family-Standard Lot) District to PF-3 (Public Facilities-High Intensity) District; and 3.18 acres of land more or less out of the Harris Survey, Abstract # 298, Williamson County, Texas, from C-1 (General Commercial) District to PF-3 (Public Facilities-High Intensity) District.
- 7.N. ***Consider a recommendation regarding the application to rezone 0.641 acres of land and 2.36 acres of land from SF-2 (Single Family-Standard Lot) District to PF-3 (Public Facilities-High Intensity) District; and 3.18 acres of land from C-1 (General Commercial) District to PF-3 (Public Facilities-High Intensity) District.***
- 7.O. Consider public testimony regarding the application filed by the City of Round Rock to rezone 2.036 acres of land, 2.346 acres of land and 3.027 acres of land more or less out of the Harris Survey, Abstract # 298, Williamson County, Texas, from C-1 (General Commercial) District to OS (Open Space) District.
- 7.P. ***Consider a recommendation regarding the application to rezone 2.036 acres of land, 2.346 acres of land and 3.027 acres of land, from C-1 (General Commercial) District to OS (Open Space) District.***
- 7.Q. Consider public testimony regarding proposed amendments to Chapter 11, City of Round Rock Code of Ordinance, 1995 Edition, to reduce the required lot size for multifamily lots, to regulate the placement of heliports, to modify requirements for eating establishments within local commercial shopping centers, to modify parking standards for medical office uses, and to regulate the placement of parking spaces adjacent to commercial drive aisles.
- 7.R. ***Consider a recommendation regarding proposed amendments to Chapter 11, City of Round Rock Code of Ordinance, 1995 Edition, to reduce the required lot size for multifamily lots, to regulate the placement of heliports, to modify requirements for eating establishments within local commercial shopping centers, to modify parking standards for medical office uses, and to regulate the placement of parking spaces adjacent to commercial drive aisles.***
- 7.S. Consider public testimony regarding proposed amendments to Chapter 11, City of Round Rock Code of Ordinance, 1995 Edition, to add screening requirements for loading spaces.
- 7.T. ***Consider a recommendation regarding proposed amendments to Chapter 11, City of Round Rock Code of Ordinance, 1995 Edition, to add screening requirements for loading spaces.***

8. PLANNER REPORT AND COMMISSION COMMENTS

9. ADJOURN

CERTIFICATION

I certify that the above notice of the Planning and Zoning Commission meeting was posted on the bulletin board at the City Hall of the City of Round Rock, Texas, on the 8th day of July, 2005 at _____ P.M.

Christine R. Martinez, City Secretary